

ZONING ANALYSIS

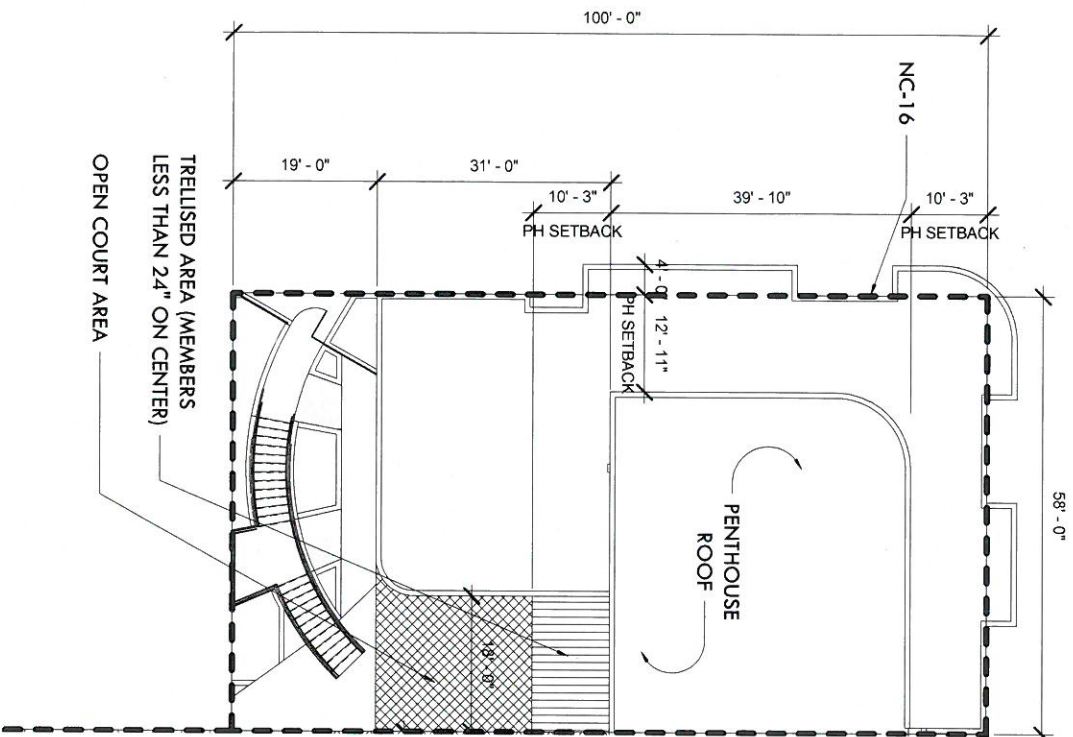
SITE INFORMATION

PROJECT ADDRESS: 1101 H STREET NE, WASHINGTON DC 20002
HISTORIC: NOT APPLICABLE

SQUARE	LOT	ZONE	LOT SIZE
0982	0065	NC-16	5,800 SF

FLOOR	GFA	FAR
CELLAR	4,590 SF	0 SF
FIRST	3,876 SF	3,876 SF
SECOND	4,134 SF	4,134 SF
THIRD	4,134 SF	4,134 SF
FOURTH	4,134 SF	4,134 SF
PENTHOUSE	1,773 SF	0 SF
TOTAL:	22,641 SF	16,278 SF

	ALLOWABLE	PROPOSED
LOT SIZE	5,800 SF	5,800 SF
LOT OCCUPANCY	75% (4,350 SF) RESIDENTIAL PER IZ, 100% COMMERCIAL	75% (4,350 SF) RES. W/NEW TRELLISED AREA, 65% (3,807 SF) COM.
FAR	3.0 (17,400 SF)	2.8 (16,278 SF)
PENTHOUSE FAR	0.4 (2,320 SF)	0.3 (1,773 SF)
REAR YARD SETBACK	15'-0"	19'-0"
BUILDING HEIGHT	55'-0" PER 919 SUBTITLE H 909.1	44'-9"
PENTHOUSE HEIGHT	12'-0" EXCEPT 15'-0" FOR PENTHOUSE MECH SPACE	10'-3"
OPEN COURT	4"/1'-0" OF HEIGHT, NOT LESS THAN 10'-0"	18'-0" SMALLER DIMENSION (HEIGHT OF COURT = 29'-9", MIN DIM = 10'-4")
CLOSED COURT	4"/1'-0" OF HGHT, NOT < 15', AREA = 2X SQUARE OF REQ WIDTH, NOT < 350 SF	NOT APPLICABLE
RESIDENTIAL PARKING	1 SPACE / 3 DWELLING UNITS IN EXCESS OF 4	PARKING @ 1107 H ST SATISFIES REQUIREMENT
RETAIL PARKING	1.33 SPACES / 1000 SF IN EXCESS OF 3000 SF	NONE REQUIRED
LONG TERM BICYCLE PARKING	1 SPACE / 3 DWELLING UNITS	15 SPACES (20 UNITS / 3 = 7 REQUIRED)
SHORT TERM BICYCLE PARKING	1 SPACE / 3500 SF	2 SPACE (PROVIDED IN PUBLIC SPACE)
GAR	0.3	0.3
IZ	10% OF GFA DEDICATED FOR RESIDENTIAL USE OR 75% OF ACHIEVABLE BONUS DENSITY, SEE SUBTITLE C CHAPTER 10	TBD

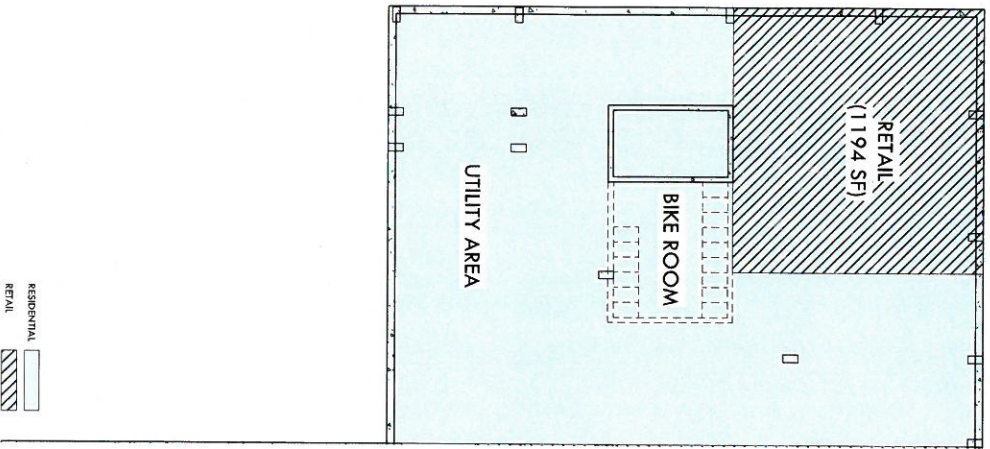


SQUARE 134 ARCHITECTS
 1101 / 1107 H ST NE
 Washington, DC 20002

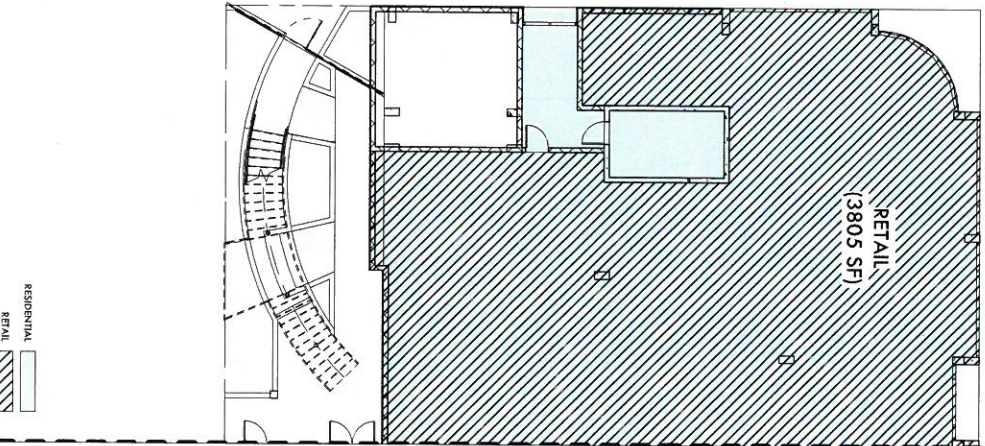
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SITE PLAN

ZA-2



PLAN - CELLAR
1/16" = 1'-0"



PLAN - 1ST FLOOR
1/16" = 1'-0"



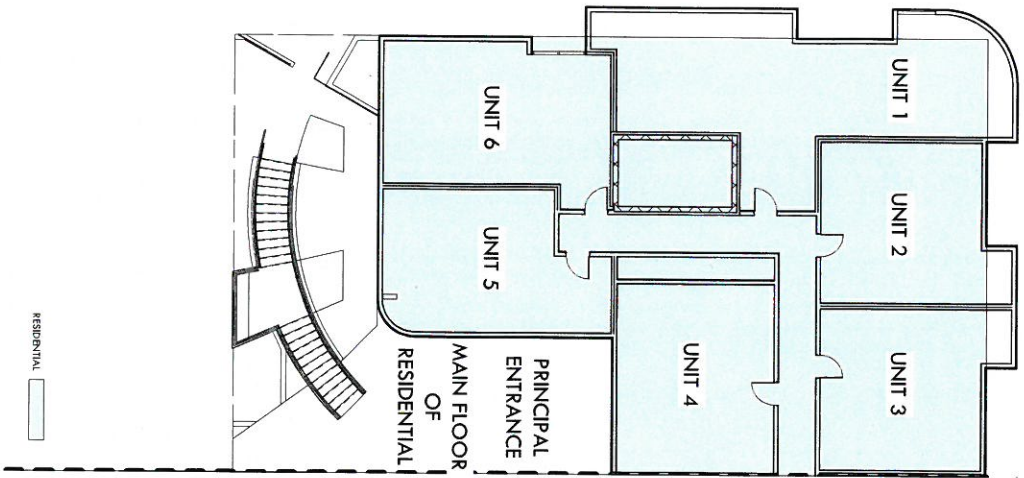
SQUARE 134 ARCHITECTS
1101/1107 H ST NE
WASHINGTON, DC 20002

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Washington, DC 20002

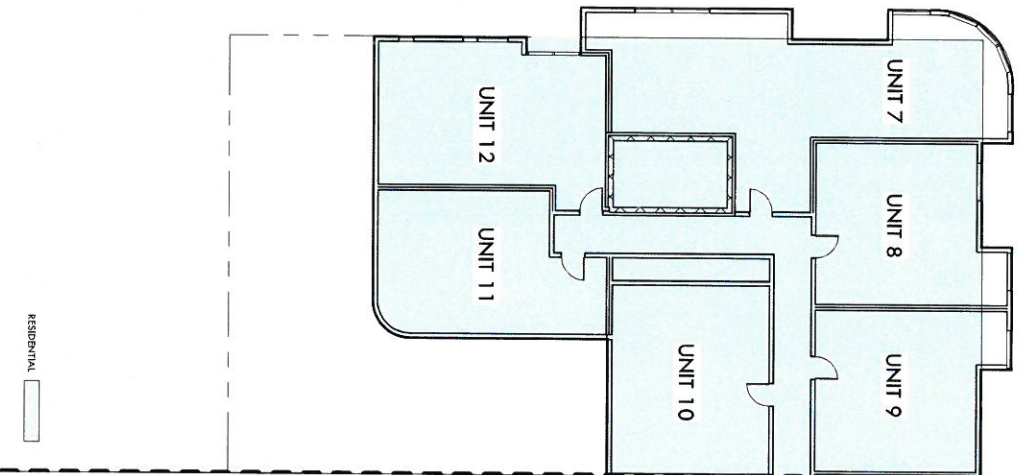
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PLANS

ZA-3



PLAN - 2ND FLOOR
1/16" = 1'-0"



PLAN - 3RD FLOOR
1/16" = 1'-0"



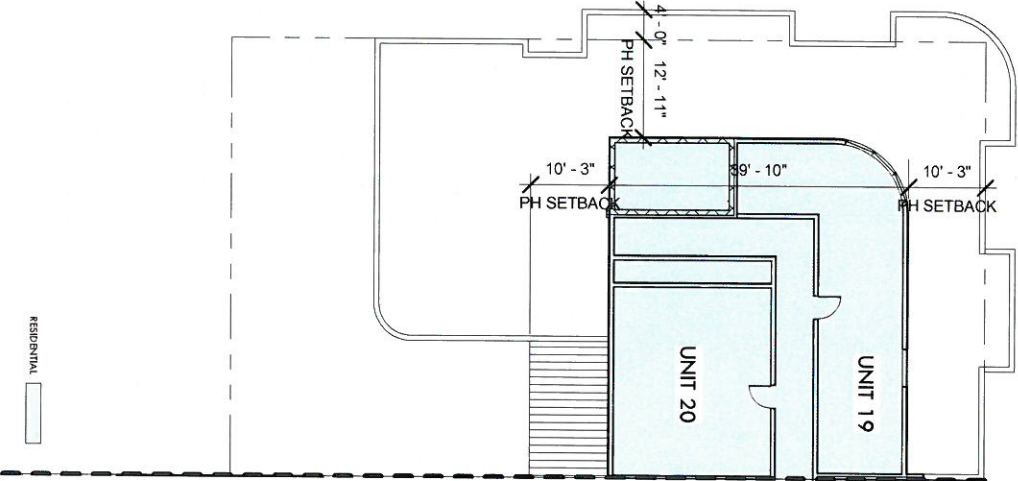
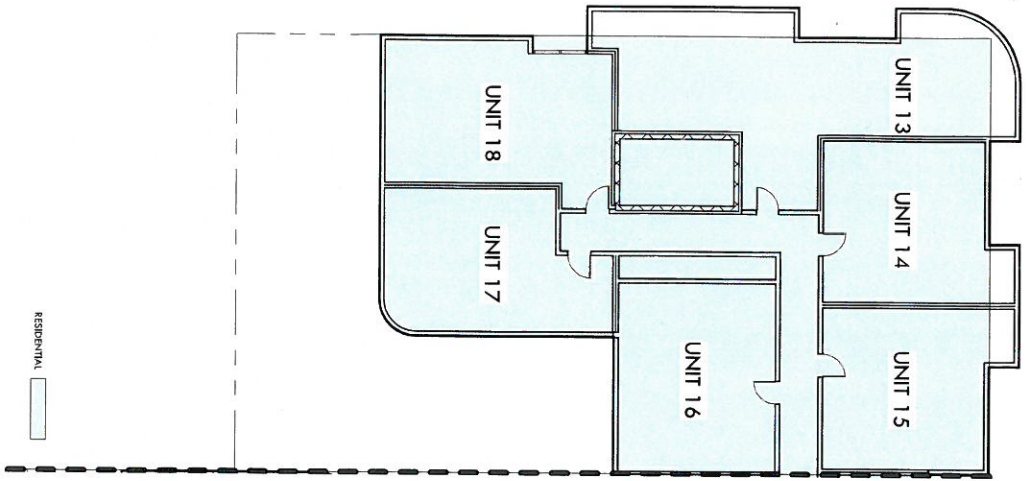
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www.square136.com

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PLANS

ZA-5

